

**LYNCHBURG CITY COUNCIL  
PHYSICAL DEVELOPMENT COMMITTEE  
MEETING HIGHLIGHTS  
Tuesday, May 14, 2013  
9:00 a.m.**

Attendees: Council Member Turner Perrow, Chair, Vice Mayor Ceasor Johnson, Councilman Jeff Hegelson, Mayor Michael Gillette, ex-officio, Councilman H. Cary

Staff Present: Kimball Payne, Bonnie Svrcek, Lee Newland, Tom Martin, Steve Lawson, Dave Owen, Kevin Henry and Robin Craig

Others Present: Mike McLeroy (citizen); Paul Feinman, Petty, Livingston, Dawson & Richards; Peter Parker (citizen); Rukiya Johnson (citizen) and Alicia Petska (News & Advance)

**Contract Awards:**

Mr. Newland reported that the Stormwater Mapping Updates item did not have a budgeted amount because that was an unknown, however, it was a budgeted item being paid for as part of the stormwater fee. Councilman Perrow was pleased to see that the Miller Center had come in considerably under budget so that there would be a contingency amount.

**Update on Priority Projects:**

Mr. Newland reported that the Rivermont Bridge final should be up by the end of May and hopefully, this item will be complete by the next meeting.

**General Business:**

a. Vacate Unopened Right-of-Way Lying Between 3540 Young Place and 4000 Mayflower Drive: Councilman Perrow indicated that he will be abstaining from this item due to a professional relationship with Liberty. Mr. Tom Martin explained that this land was acquired in 1968 from Frank Young. The property was supposed to revert back to the Youngs if the City did not use it, however, that was never executed. Liberty is requesting that the City vacate its interest in the property. There is an 18" sewer line that runs along the eastern corner and the City will maintain a permanent easement for that sewer line. (This easement is typically 30 feet.) The PDC members recommended this be moved to full council at its June meeting. Mr. Paul Feinman came forward to comment that there would need to be a deed to convey title to this property. Mayor Gillette thought that this type of situation requires a super majority vote of council. That will be verified with the City Attorney. (NOTE: After this meeting, Mr. Feinman and Mr. Erwin discussed this matter and determined that it may need to be handled as a sale of City property. This item did not go forward to the June City Council meeting.)

b. Right-of-way Vacation – Unnamed alley between Huron Avenue and Irvington Street: Mr. Kevin Henry explained that this alley has been used as a driveway by Mr. McLeroy and Mr. Parker. They are having issues with pedestrians using it as a cut through and then cutting through one of the yards. There are no utilities in the right-of-way. Mr. Henry commented that the Technical Review Committee had no comments. The homeowners will maintain language in the deeds to allow for an easement in the future. The alley will be divided between the four property owners. One of the property owners wants to waive her right to her piece and that will need to be done by deed. There will be a fence placed across the alley to prevent people from walking through. There was a discussion about whether

or not Ms. Reid (the property owner who did not want her part of the right-of-way) would object to the fence. Mr. Henry will contact her before the public hearing to verify that she does not object to the fence. Mr. Payne asked about access to the garages. Mr. Parker and Mr. McLeroy said they intend to follow this action with a land swap that will be done by deed. The PDC recommended that this item go to full council in June.

c. Lease of City-owned Property Located at 3813 Old Forest Road: Mr. Steve Lawson remarked that the entity that would like to lease this building is a day care center affiliated with the Ramp Church. They need to be out of their building by the end of June. The rent will be \$750.00 a month, which is what the previous tenant was paying. The City prefers a one-year lease, which is what this tenant will be entering into, so that the City is not locked into any long-term contract. City staff has indicated that the building is zoned correctly for a day care center and can have 49 occupants. There was a question about whether there will be an outdoor play area. Ms. Johnson indicated that there is a large back yard that could be made into a play area but there is no state requirement for an outdoor play area. The PDC endorsed the lease and recommended this item go to full council in June.

d. Discussion of the Capital Improvement Program projects: Mr. Newland commented that Councilman Perrow had requested that the committee talk about the CIP transportation projects. The first project discussed with the College Lake dam, which is due to start this year. The dam is also a road and currently does not meet state dam safety regulations. There are two viable options for repairing it. One option is to remove the dam totally and replace it with box culverts. The second option is to armor the downstream face and fix the drain pipe in the lake. The future of College Lake is tied up in this project. There is some thought as to whether or not this can be used as a stormwater facility. There are a lot of issues that are being explored, but the money allocated is to armor the dam and fix the drain pipe, which appears to be the cheapest alternative. Lynchburg College owns the lake but the City owns the dam. The dam has recently been permitted and therefore, there is a requirement to have a plan to DCR by the end of 2014 as to how the dam will be repaired.

Wards Ferry Road – Councilman Helgeson wondered if there could be turning movement implemented to alleviate some of the congestion. He would think that the interchanges would be moved up sooner than the bike lanes because those would help the road function better. Mr. Payne reported that is the way the Traffic Engineer feels as well, particularly with regard to Harvard Street and Wards Ferry Road. Mr. Newland said the bicycle lane improvements are part of the deal made with Liberty regarding the pedestrian bridge. There was discussion about putting more traffic on Atlanta Avenue, which was not designed for this much traffic. Councilman Helgeson pointed out that on Atlanta Avenue going west, a short acceleration lane could be put in so that people could turn right.

Mr. Payne indicated that this is just the beginning phase of studying this road. Mr. Newland said they will be looking at Harvard Street first as part of the tunnels then they will be looking at the other side of Harvard Street at Wards Ferry Road. The third phase, which is not in the CIP, is the rest of Wards Ferry Road. Councilman Perrow remarked that this corridor is very important to several councilmen because they see it changing and becoming a connector road and it needs to be treated like one. The residents are adamantly opposed to it becoming a four-lane road. There was another remark that what happens at end by Target affects the rest of Wards Ferry Road. Mr. Newland said the right-of-way on Wards Ferry Road varies between 40 and 50 feet. Councilman Perrow would like to see a nice two-lane road with curb and gutter and sidewalks. Councilman Cary would suggest a light at Harvard Street and Wards Ferry Road but not at the other end by Barnes & Noble. Councilman Helgeson thinks VDOT may decide to do some speed bumps on Harvard Street. Mr. Payne indicated that the PDC will be brought a report once the study is finished.

Logans Lane – Mr. Newland reported that this project is fully funded. URS is doing the consulting work. They will go through the preliminary engineering design and then obtain the right-of-way and then construction will begin. The concept is very vague at this point. Councilman Perrow indicated that the PDC would like to see the design once it is finished.

Greenview Drive – Mr. Newland commented that it is designed and waiting on funding. The TIP is being unveiled by VDOT very soon and by the end of the week, we should know how much funding the City will get. Mr. Newland reported that we are also waiting on word regarding revenue sharing funds as well.

Odd Fellows Road – This amount is a placeholder for improvements needed after the interchange is done and staff is waiting to see what evolves with the interchange.

Councilman Cary noted that Old Forest Road traffic is moving better since the Walmart was constructed. Councilman Helgeson noted that is what he would like to see at Wards Ferry Road. Councilman Perrow indicated that he would like to see a report of Lakeside Drive and Old Forest Road, as well as the previously mentioned items of Wards Ferry Road and Logans Lane.

**Roll Call:** Councilman Perrow indicated that the light at Kings Drive and Old Forest Road seems to have a timing slip with the through movement going north from the 221 intersection. Mr. Newland said he will look into this issue.

**Next meeting:** June 11, 2013